



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

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PRESENT: Vice-Chair Charlotte Frazier, Commissioners Larry Beil, Matt Nutting, Mike Gustafson, and Ryan Reilei

ABSENT: Commissioners Pland and Baker

STAFF: Quincy Yaley, Community Development Department Director – Development; Natalie Rizzi, Land Use Coordinator

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CALL TO ORDER/WELCOME:

Vice-Chair Frazier called the meeting of February 5, 2020, to order at 6:00 p.m. and led the Commission and audience members in the Pledge of Allegiance.

Vice-Chair Frazier welcomed everyone. She asked if anyone needed an Agenda or any agenda materials for the meeting. Seeing no one, she explained the procedures for conducting the public hearing and stressed that people who address the Commission are not required to identify themselves.

PLANNING COMMISSION BUSINESS:

1. Reports:

Ms. Yaley noted that there would be a meeting on February 19, 2020. She gave an overview of some of the projects that had been submitted over the last month.

2. Report from the Board of Supervisors Planning Committee Representative

Commissioner Baker was absent; therefore, there was nothing to report.

3. Report from the Agricultural Advisory Committee Representative

Commissioner Nutting said there was no meeting; therefore, there was nothing to report.

4. Election of Officers

- Chair

It was moved by Vice-Chair Frazier and seconded by Commissioner Beil to appoint Commissioner Mike Gustafson.

Vice-Chair Frazier called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried 5 – 0 – 0 with Commissioners Pland and Baker being absent.

- Vice Chair

It was moved by Commissioner Nutting and seconded by Chair Gustafson to appoint Vice-Chair Frazier.

Chair Gustafson called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried 5 – 0 – 0 with Commissioner Pland and Baker being absent.

- Board of Supervisors Planning Committee (BOSPC) Representatives (2).

It was moved by Vice-Chair Frazier and seconded by Commissioner Nutting to appoint Commissioner Relei as the BOSPC representative.

It was voted by consensus to wait until the next meeting to appoint Commissioner Baker as the BOSPC representative.

Chair Gustafson called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried 5 – 0 – 0 with Commissioners Pland and Baker being absent.

- Alternate BOSPC Representative (1)

It was moved by Commissioner Beil and seconded by Commissioner Nutting to appoint Commissioner Beil as the Alternate BOSPC Representative.

Chair Gustafson called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried 5 – 0 – 0 with Commissioners Pland and Baker being absent.

- Agricultural Advisory Committee Representative

It was moved by Vice-Chair Frazier and seconded by Commissioner Beil to appoint Commissioner Nutting as the Agricultural Advisory Committee Representative.

Chair Gustafson called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried 5 – 0 – 0 with Commissioners Pland and Baker being absent.

5. Minutes of the Meeting of December 4, 2019.

It was moved by Vice-Chair Frazier and seconded by Commissioner Nutting to approve the minutes as presented.

Chair Gustafson called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried 5 – 0 – 0 with Commissioners Pland and Baker being absent.

PUBLIC COMMENT:

Chair Gustafson opened the 15 minute public comment period, during which anyone wishing to could come forward and address the Commission on any item not on the Agenda. No members of the public addressed the Commission.

PUBLIC HEARING:

1. SANGUINETTI/MIEROP,

1. Conditional Use Permit to allow the construction of a new 120± foot tall wireless communications tower and related equipment in a 40± foot by 40± foot compound on Assessor's Parcel Number 061-040-034.
2. Variance VAR19-005 to allow the tower within the one hundred and ten percent (110%) setback of the tower height from property boundaries as required by Section 17.23.090 of the TCOC. The tower would be placed 20± feet from the northern property boundary and 67± feet from the eastern property boundary.

The project site consists of two parcels totaling 6.9± acres and is located at 19333 Industrial Drive, approximately 1,600± feet south of the intersection of Mono Way and Industrial Drive. Assessor's Parcel Number 061-040-34.

Natalie Rizzi, Land Use Coordinator gave a PowerPoint presentation on the proposed project location and description.

Chair Gustafson asked if the Commission had any questions for staff. Seeing no one, he opened the public comment period and asked if there was anyone who wished to speak in favor of the project.

A representative from Epic Wireless gave an overview of the proposed project. She explained to proposed tower is to close the gap of coverage in the area and to provide capacity relief for surrounding sites.

Commissioner Beil asked questions with regards to the location of the tower.

The Epic Wireless representative noted that the proposed location was the best location for the intended use.

Chair Gustafson asked if there was anyone else who wished to speak in favor of the project.

Sharon Marovich, Tuolumne County Heritage Committee, spoke in favor of the project and expressed support for the proposed tower location. She asked the Commission to approve a stealth pole in place of the proposed monopole.

Chair Gustafson asked if there was anyone who wished to speak in favor. Seeing no one, he asked if there was anyone who wished to speak in opposition to the project. Seeing no one, he asked if there was anyone who wished to speak neutrally on the project. Seeing no one, he closed the public comment period and referred the item back to the Commission.

Commissioner Beil asked staff questions with regards to the CEQA Exemptions utilized for the proposed project, and the reasoning for the Variance. He noted his support for the stealth pole over the monopole.

Ms. Yaley responded that they vetted the CEQA Exemption through County Counsel.

The Commission added Condition 37 to specify the telecommunication tower as stealth.

It was moved by Vice-Chair Frazier and seconded by Commissioner Beil to approve Conditional Use Permit CUP19-009 (option 2) based on Findings A through F and subject to Conditions 1 through 37 and approve Variance VAR19-005 based on Findings A through F and subject to Conditions 1 through 37.

Chair Gustafson called for the vote. Ayes, 5; Noes, 0; Abstain, 0.

Motion carried 5 – 0 – 0 with Commissioners Pland and Baker being absent.

ADJOURNMENT:

Chair Mike Gustafson adjourned the meeting at 6:50 p.m.

Respectfully,

Quincy Yaley, AICP
Community Development Department Director

QY:tv